

Offers Over £675,000



Armitstead
Barnett

Kingsway, Penwortham, Preston, Lancashire, PR1 0AP





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- Elegant arts and crafts home constructed in 1912
- Accommodation extending to over 1,800 sq ft
- Beautifully set in stunning and spacious gardens.
- Walking distance to the amenities of Penwortham.
- Good selection of schools in the area.
- Close to Preston city centre and mainline rail links.



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Positioned in a large plot in Penwortham, this beautiful arts and crafts family home was constructed in 1912 is a handsome property both inside and out. The property is within walking distance of an array of amenities to include shops, bars, restaurants and there are a range of good schools in the area. Just a short drive away can be found the city centre of Preston where there is a further range of amenities available to include a mainline train station.

The property has a wealth of original features to include leaded windows, wooden panelling, high ceilings, coving, a beautiful staircase and a period feel. The property is beautifully set in stunning manicured and well-stocked gardens and grounds. This really is a special home and must be seen to fully appreciate the quality throughout.

Entry to the property is taken via a delightful covered porch with quarry tiles, dwarf wall and wooden pillars providing a lovely seating area. An original wooden door opens into the hallway - an impressive space with original period wall panelling and a quarter turn staircase.

The living room is a bright and airy room benefitting from generous French doors opening out to the rear garden. There is a gas fire within a Georgian style surround which compliments the impressive period mouldings and coving to the walls and ceiling.

The dining room can be found at the front of the house and boasts a bay window overlooking the front of the property. The standout feature of this room is the decorative wooden panelling to the walls which serve to show off the original open fireplace, ornate coving and mouldings overhead.





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The dining kitchen can be found to the rear and is an excellent family space. Boasting a good range of wall and base mounted units, there is an excellent fitted oven and integrated hob within an eye catching extractor housing. There are characterful wooden beams with recessed spot-lighting overhead along with a central tiffany pendant light fitting above the dining area. Double leaded windows provide views over the rear garden.

Off the kitchen can be found a handy utility room as well as a side porch and downstairs WC. A useful additional reception room can be found off the side porch which would make an excellent home-office or play room for the right purchaser.

To the first floor, there are four good sized bedrooms and a family bathroom. The principal bedroom benefits from fitted wardrobes, a dressing area and an ensuite shower room. There are two further double bedrooms located to the rear of the property, with a single bedroom found to the front.



The family bathroom boasts a four piece suite to include a corner bath, hand wash basin within a fitted unit, WC and bidet. The bathroom has contrasting tiles to the floor and walls, with wall mounted light fittings and an obscured glazed leaded window.

Externally, there is driveway parking for two vehicles as well as a garage to the side with power, lighting and an automated door. The front and rear gardens are beautifully maintained, with mature shrubs, topiary and specimen trees along with various places to sit, relax and entertain! There is an area of formal lawn to the rear along with a patio area overlooking the ornamental pond. Further down the garden can be found a summerhouse and garden shed as well as a further 'hidden garden' area behind an ornamental beech hedge.

Viewing is highly recommended to appreciate the accommodation on offer coupled with the outstanding location this home is found in.





General Remarks

Services: The property has the benefit of mains water, gas, sewerage and electricity. Heating is by way of a gas central heating system.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Parking allocated and number of spaces : Driveway parking and garage.

Construction Type : Standard

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : The property is not listed

Conservation Area / AONB : Property sits within the St Marys Conservation Area

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the house sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Coal field / mining area : N/A - Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Ultrafast broadband available in the area

Mobile signal: Good outdoor, variable in home in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: South Ribble Borough Council **Council Tax:** Band D

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Tom Hargreaves MNAEA. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : movies.period.cheer

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

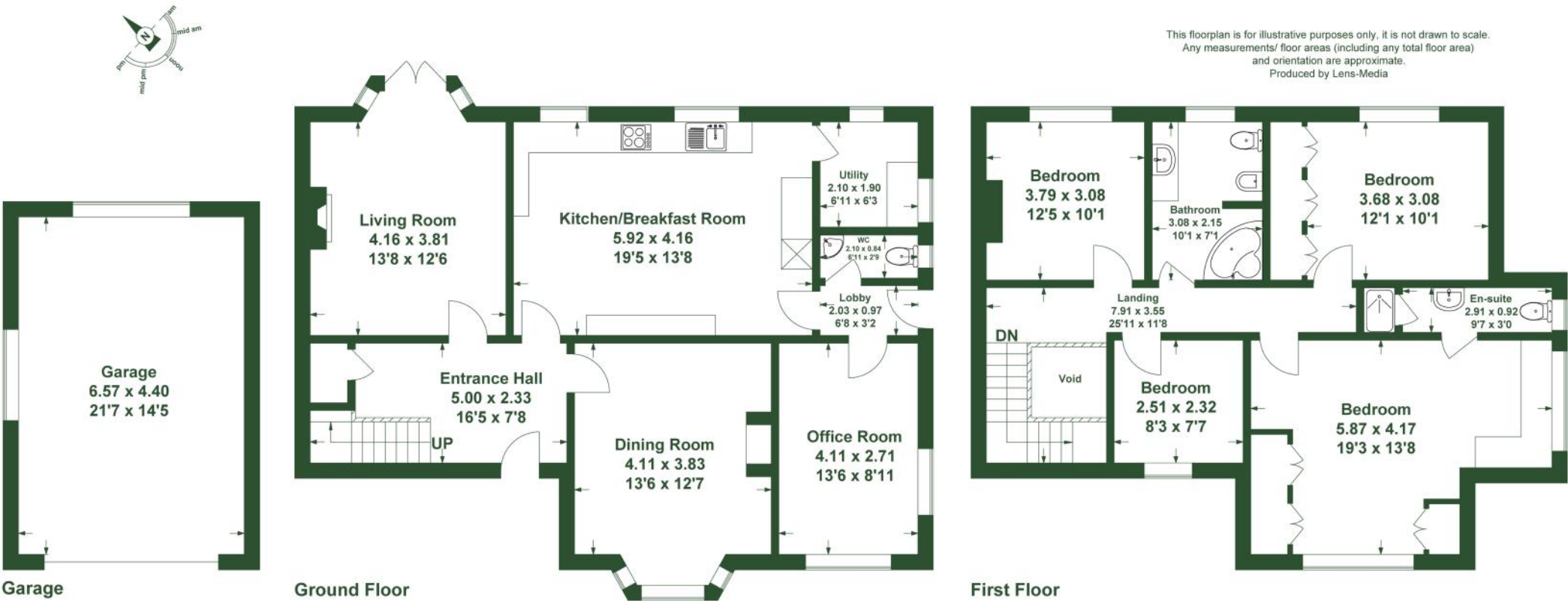


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Approximate Gross Internal Area : 169.16 sq m / 1821 sq ft
Garage : 28.90 sq m / 311 sq ft
Total : 198.06 sq m / 2132 sq ft



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



North Lancashire

Market Place, Garstang,
Lancashire PR3 1ZA
01995 603 180
garstang@abarnett.co.uk

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
01704 895 995
burscough@abarnett.co.uk

Cumbria

Lane Farm, Crooklands,
Milnthorpe, LA7 7NH
01539 751 993
cumbria@abarnett.co.uk

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
01200 411 155
clitheroe@abarnett.co.uk

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